

4875 FOREST DRIVE

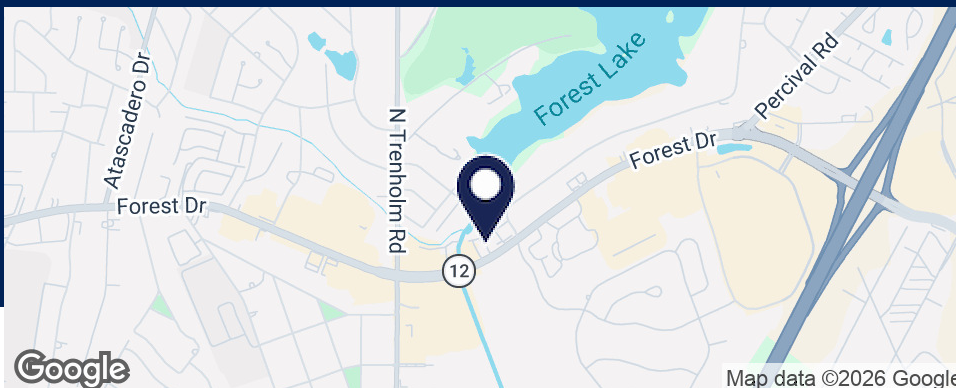
COLUMBIA, SC 29206

910-2,229 SF
Class-A Office Space

- Located in the highly sought after Forest Acres submarket
- Monument signage available along the well traveled Forest Drive corridor with 28,000 vehicles passing per day
- Conveniently situated less than a mile from I-77 and close to a variety of restaurants, retailers, medical services and other traditional office users
- Adjacent to the new Gills Creek Memorial Park
- Parking: 3 per 1,000 SF



TWO RENOVATED SUITES FOR LEASE
\$25.00 SF/YR



CONTACT

MACON LOVELACE, SIOR

803.567.1431

mlovelace@trinity-partners.com

MEREDITH RHODES, CCIM

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mrhodes@trinity-partners.com

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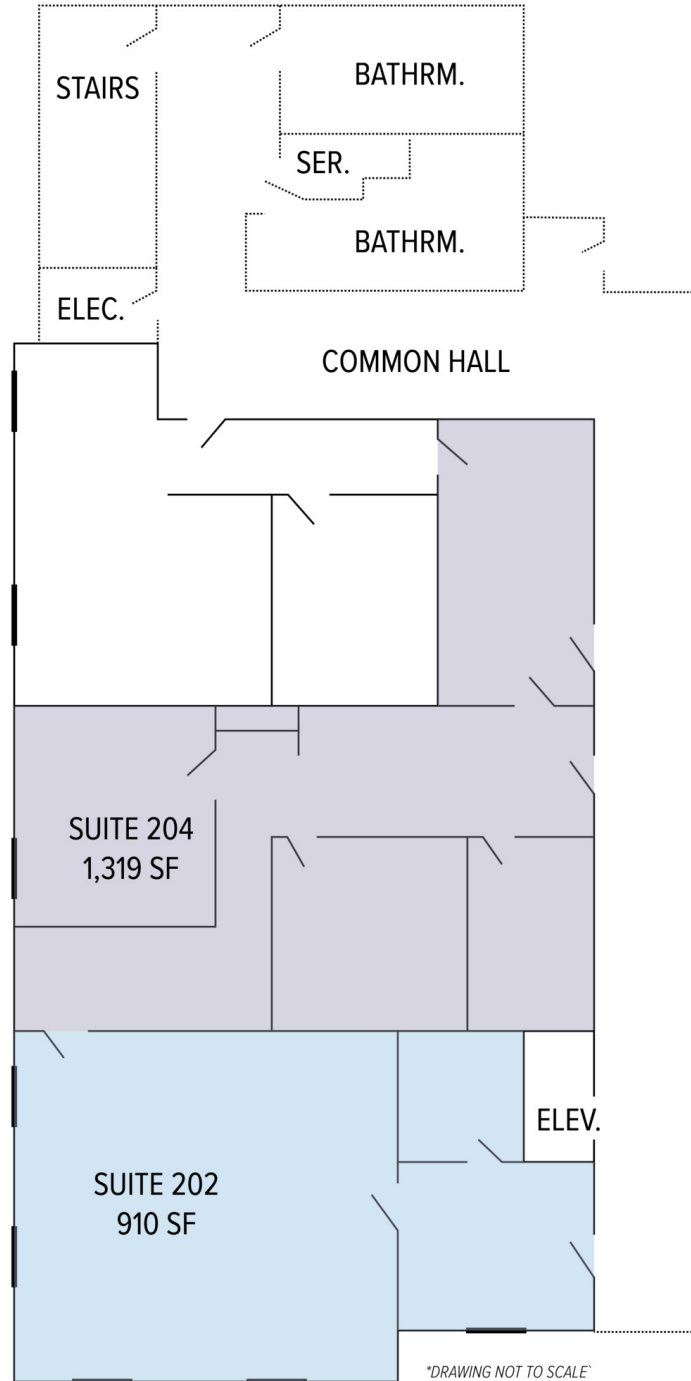
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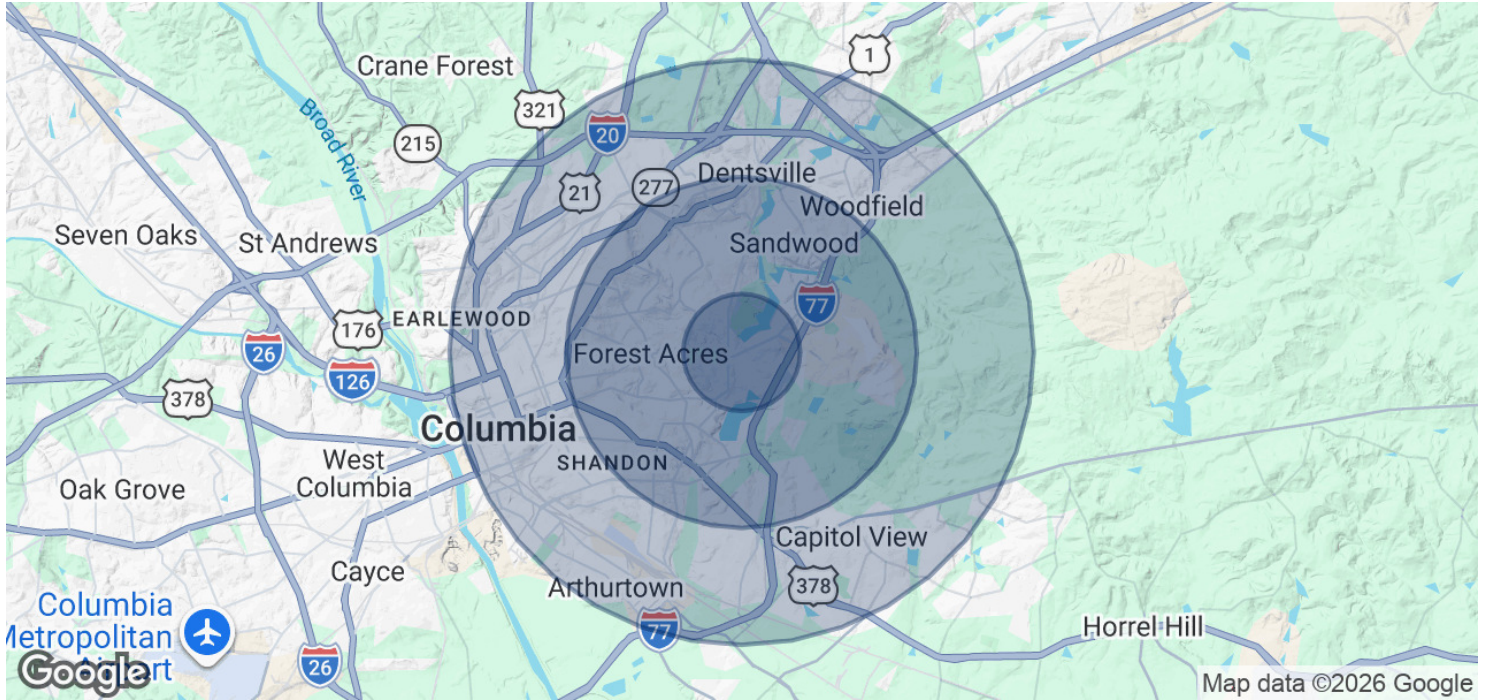
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,458 | 65,900 | 166,030 |
| Average Age | 43.6 | 37.1 | 34.3 |
| Average Age (Male) | 39.6 | 34.4 | 32.0 |
| Average Age (Female) | 45.8 | 39.3 | 36.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,889 | 24,062 | 64,181 |
| # of Persons per HH | 2.2 | 2.7 | 2.6 |
| Average HH Income | \$97,800 | \$83,429 | \$61,927 |
| Average House Value | \$261,310 | \$279,285 | \$211,467 |

2020 American Community Survey (ACS)

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